



Wanlock Close | Cramlington | NE236LS

£224,995

Immaculately presented and updated semi detached home located in the popular residential estate of Southfield Lea, Cramlington. Ideal location for transport links to A1 and A19 with local amenities close by. The property offers lounge, kitchen/diner, utility room and downstairs cloaks to the ground floor. The first floor offers three bedrooms and an updated family bathroom. Externally it has off street parking leading to the garage and lawned garden to the front with a lawned garden and decking area to the rear. We would recommend early viewing to appreciate this lovely family home.

ROOK
MATTHEWS
SAYER

**3****1****1****Semi Detached House****Front & Rear Garden****Three Bedroom****Driveway & Garage****Downstairs Wc****Freehold****Popular Southfield Lea Area****EPC:TBC/ Council Tax:B**

For any more information regarding the property please contact us today

Entrance Porch

Via UPVC entrance door, double glazed door, double glazed window to front, tiled floor.

Downstairs Wc 2.65ft x 4.66ft (0.80m x 1.42m)

Low level wc, pedestal wash hand basin, laminate flooring, spotlights.

Lounge 14.98ft x 14.74ft (4.56m x 4.49m)

Double glazed window to front, double radiator, television point, coving to ceiling.

Kitchen 17.93ft x 10.61ft (5.46m x 3.23m)

Double glazed window to rear, wall mounted radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, Belfast sink, range oven with gas hob, extractor fan above, laminate flooring, coving to ceiling, double glazed patio doors to rear.

Utility Room 8.55ft x 8.85ft (2.60m x 2.69m)

Double glazed window to rear, space for fridge, plumbed for washing machine, laminate flooring, door to garage, access to downstairs wc.

Loft

Partially boarded, pull down ladders, lighting and power.

Bedroom One 11.91ft x 7.80ft into wardrobes (3.63m x 2.37m)

Double Glazed window to front, double radiator, fitted wardrobes and drawers.

Bedroom Two 11.94ft x 11.22ft (3.63m x 3.41m)

Double glazed window to rear, double radiator, built in cupboard, coving to ceiling.

Bedroom Three 8.47ft x 7.82ft (2.58m x 2.38m)

Double glazed window to front, double radiator, built in cupboard, coving to ceiling.

Bathroom 8.52ft x 5.36ft (2.59m x 1.63m)

Three piece white suite comprising of; panelled bath with mains drench shower over, wash hand basin (set in vanity unit),

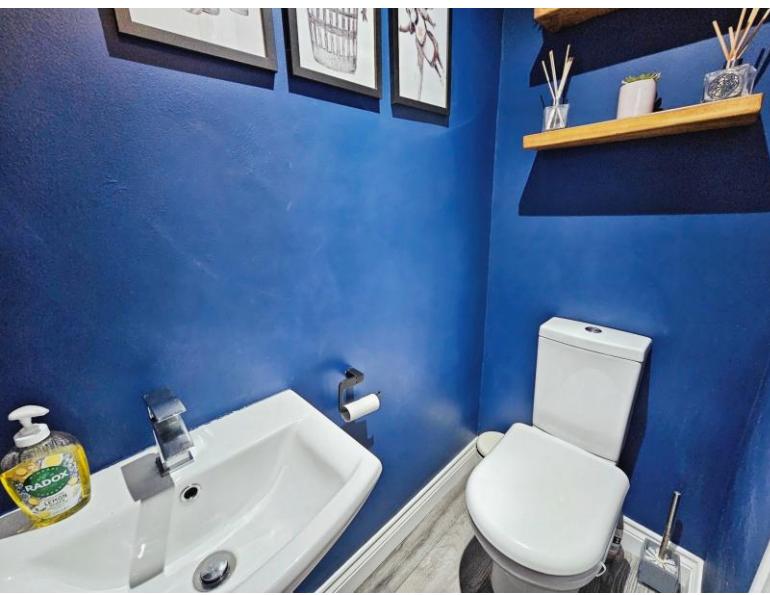
Low level wc, spotlights, double glazed window to the side, heated towel rail, tiling to walls, tiled flooring.

External

Front Garden laid mainly to lawn, flower beds, driveway leading to garage. Rear garden laid mainly to lawn, patio and decking area, flower beds, bushes and shrubs, screen fencing, water tap.

Garage

Single attached garage with up and over door, power and lighting.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

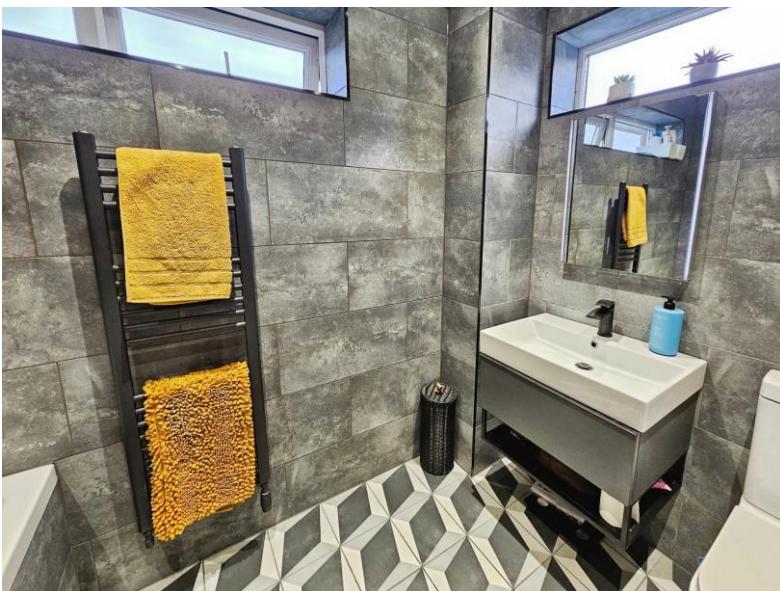
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: C

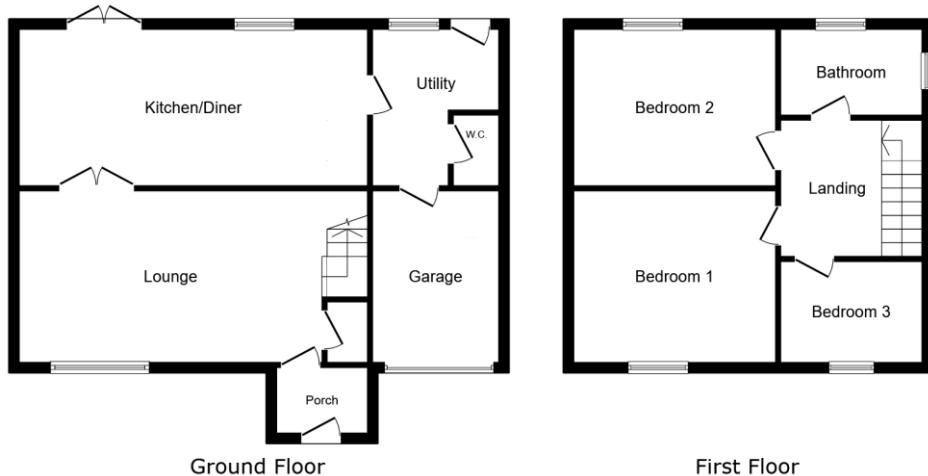
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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